

The Salisbury Planning Board held its regular meeting Tuesday, May 10, 2005 in the City Council Chamber of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Dr. Mark Beymer, Len Clark, Bryan Duncan, Lou Manning, Brian Miller, Sandy Reitz, Albert Stout, Bryce Ulrich, Price Wagoner, and Charlie Walters

ABSENT: Valarie Stewart, and Diane Young

STAFF: Janet Gapen, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Lynn Raker

Chairman **Brian Miller** called the meeting to order, which was followed with an invocation. The minutes of the April 26, 2005 meeting were approved as published.

Access 16 Television was present to record the meeting.

GROUP DEVELOPMENT SITE PLANS

David Phillips, Zoning Administrator, made staff presentations for the following:

- a. **G-07-04 Firehouse Urban Lofts**
100 Block S. Lee Street & 200 Block E. Fisher Street
Tax Map 010, Parcels 298, 299, 300, & 322
Zoning B-5 w/Historic District Overlay ("H")

Mr. Gray Stout resubmitted the application for the construction of a 1, 015 square foot, five-bay garage to be located at the 100 block of South Lee Street and the 200 block of East Fisher Street. All zoning criteria have been met. The Technical Review Committee (TRC) recommends approval of the application, as submitted.

A motion was made and seconded by the Board for Bryce Ulrich to be excused from the discussion due to a relationship his firm has with this property.

David Phillips showed the architectural renderings for members of the Board who were not present when it was first submitted. He also presented photos of the current stage of construction. The applicant must still get approval from the Historic Preservation Commission.

Those speaking in favor:

Gray Stout, 5 Acorn Lane, stated that some of the buyers of the condominiums asked if garages could be provided onsite. This will allow some of the residential unit buyers to have a private garage. He is requesting approval as presented.

Those speaking against: None

Board Discussion:

Lou Manning thought that all items were in order and made a motion to make a recommendation to Council to approve G-07-04 as submitted. Albert Stout seconded the motion with all members voting AYE. (9-0)

Sandy Reitz complimented Mr. Stout on the building and its appearance. This brings something very special to downtown Salisbury.

Albert Stout made a motion, seconded by Lou Manning, to return Bryce Ulrich to the Board. All members said AYE.

b. G-05-01 Manning Park Phase II
1834, 1840, 1904 Jake Alexander Boulevard West
Tax Map 018, & 094, Zoning LOI-S w/GDA Overlay

Mr. Jake Alexander of A & H Investments, Inc. submitted a revision to the previously approved group development site plan to include a subdivision to separate the three buildings onto three separate parcels. All zoning criteria have been met. The Technical Review Committee recommends approval of the application, as submitted.

Each building has its own required parking. A 15-foot buffer was disturbed due to a sedimentation basin that affected grading. A complete visual separation will need to be planted. There will be no access to Spring Drive. Some method of alternate compliance was necessary for landscaping.

Those speaking in favor: None

Those speaking against: None

Board Discussion:

Lou Manning made a motion to recommend approval to Council of G-05-01 as submitted. Charlie Walters seconded the motion with all members voting AYE. (10-0)

c. G-07-05 Rowan County History Museum
202 North Main Street
Tax Map 010-3, Parcel 449, Zoning B-5 w/History Overlay

Ms. Donna Smith, of Ramsay, Burgin, & Smith Architects submitted the group development application for the addition of an elevator to the existing 9,790 square foot structure which is located at 202 North Main Street. The addition will extend into the courtyard in the rear of the building. All zoning criteria have been met. The TRC recommends approval of the application, as submitted.

The Rowan County History Museum will appear before the Historic Preservation Commission (HPC) this week.

Those speaking in favor: None

Those speaking against: None

Board Discussion:

Sandy Reitz asked if the addition will match the rest of this historic building. David Phillips replied that the stucco finish on the new construction will match the old building. The windows will match, too, per the guidelines of the HPC.

Sandy Reitz then made a motion to recommend approval to Council of G-07-05 as submitted. Lou Manning seconded the motion with all members voting AYE. (10-0)

- d. **G-04-01 Salisbury Academy**
2210 Jake Alexander Blvd. North
Tax Map 327, Parcel 120, Zoning R-8

Ms. Jeannie Lins submitted a group development site plan application for the construction of a 560 square foot storage facility to be located at 2210 Jake Alexander Boulevard North. All zoning criteria have been met. The TRC recommends approval of the application, as submitted.

Those speaking in favor:

Ms. Jeannie Lins, 7055 HWY 601 - This will be a 14 x 40 storage building located on the backside of the building. It will be used for yard equipment. The colors will match what is already in place and will look nice.

Those speaking against: None

Board Discussion:

Lou Manning made a motion to recommend approval of G-04-01 to Council as submitted. Bryan Duncan seconded the motion with all members voting AYE. (10-0)

- e. **G-02-05 Walgreens**
705 Jake Alexander Boulevard West
Tax Map 061, Parcel 104, Zoning B-6

Mr. Larry Raley, of the Isaacs Group of Charlotte, submitted the application for the construction of a 14,263 square foot commercial retail building to be located at 705 Jake Alexander Boulevard West. All zoning criteria have been met. The TRC recommends approval of the application, as submitted.

This is located on the old Salisbury-Lincoln/Mercury auto dealership property. The property lines are being rearranged; existing buildings are scheduled to be demolished. This Walgreens does not have to meet the strict guidelines that the East Innes Street project would. No building design standards are required.

The discussion with NC DOT resulted in Walgreens creating a right turn lane "in", with a deceleration lane, on Jake Alexander Boulevard West that would be the entrance to the property. This will be a shared driveway. The existing concrete median will be extended an additional 50 feet.

Alternate methods of compliance were used to meet the landscaping requirements. They meet the parking requirements. Sidewalks are included around the property. There will be pedestrian access to the front of the building.

Those speaking in favor:

Richard Marshall, 1541 South Wendover Road, Charlotte - represented the applicant. He requested a favorable review and recommendation to Council. They have tried to adhere to all of the City's and NC DOT's requests. They hope to have created a safe access to the property. They will come before the Planning Board again after the demolition is completed. This project will have a positive impact on that corner.

Those speaking against: None

Board Discussion:

Len Clark asked about the location of the dumpster and was satisfied that once the other property was developed it is in the right place. It is not allowed to be placed over the City's sewer easement. He is pleased with the installation of the sidewalks.

Lou Manning asked David Phillips to demonstrate the connectivity. Mr. Manning made a motion to recommend approval to Council of G-02-05 as submitted. Bryce Ulrich seconded the motion with all members voting AYE. (10-0)

COMMITTEES 2005-2006

Mr. Mitchell was contacted by a citizen requesting a zone change. The request is located in the newly expanded B-5 district. Mr. Mitchell asked the Planning Board to consider a text amendment that adds billiards or pool halls in the B-5 zoning district. David Phillips would also like to include video arcades in the topic of indoor entertainment in the B-5 district. Len Clark requested that staff supply the committee with some history.

Brian Miller suggested that this item go to the following committee for further consideration.

Legislative Committee B

Len Clark, Chair

Sandy Reitz, V-Chair

Albert Stout, Jr.

Price Wagoner

Bryan Duncan

A meeting was scheduled for Legislative Committee B May 25 at 8:30 a.m. in the first floor conference room at City Hall. A recommendation would probably be ready June 14.

OTHER BOARD BUSINESS

Chairman

Brian Miller introduced Mr. Jim McNally of the Salisbury Post. Mr. McNally will be covering the "City Beat" that Mr. Mark Wineka had covered for a long time and Mr. Miller welcomed Mr. McNally. He invited him to attend the Planning Board orientation.

Other Board Members

Mr. Len Clark stated that he will always vote in favor of sidewalks. If they are going nowhere now they will go somewhere someday. He shared the fact that he saw a motorized wheelchair on Jake Alexander Boulevard near Manning Park. He wished there had been sidewalks for the wheelchair to travel on; the Board had voted not to demand them due to "the lay of the land."

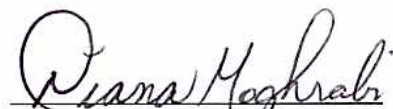
Staff

Half of the Planning Board members attended orientation on May 4. The remaining members will receive orientation on May 12 at 3:30 PM.

There being no further business to come before the Board, the meeting was adjourned.


Brian Miller, Chairman


Lou Manning, Vice Chairman


Secretary, Diana Moghrabi